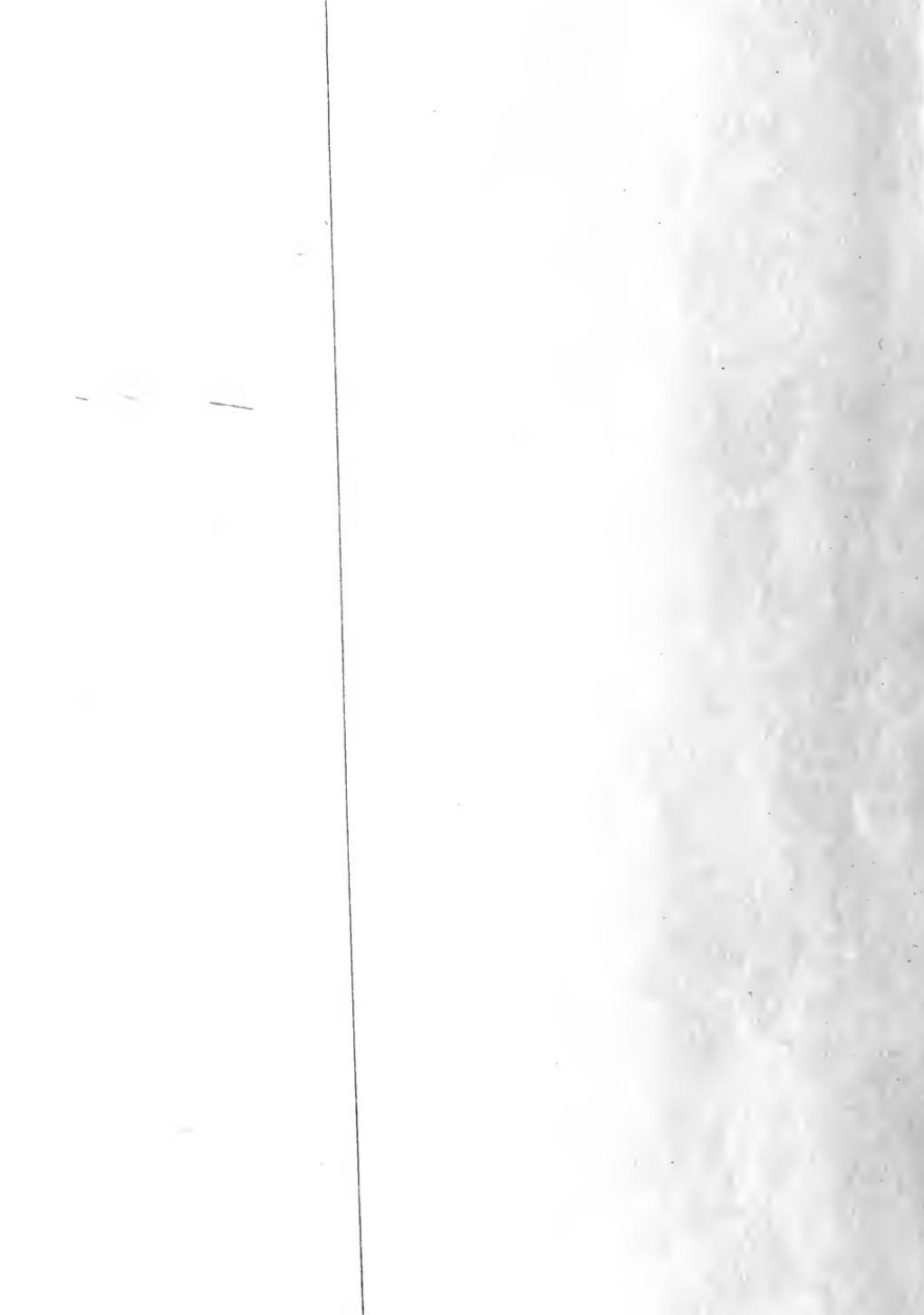


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THE FACTS ABOUT
KANSAS, KANSAS CITY,
AND THE KANSAS.

HUSTED

INVESTMENT
CO.

THE
HUSTED
INVESTMENT CO.

KANSAS CITY, KANSAS.

JAMES D. HUSTED, Pres't. F. D. COBURN, 2d Vice Pres't.
THOS. H. ROWLAND, Vice-Pres't. O. R. BURNHAM, Secy.

Capital, \$500,000
Full Paid up, 350,000

**LOANS, SECURITIES,
COMMERCIAL PAPER,
REAL ESTATE.**

NEW YORK MANAGER,
F. E. MAINE, Auburn, N.Y. PHILADELPHIA MANAGERS,
B. F. GLENN & SON, 555 N. 17th St.

"THE SUNFLOWER STATE"

Kansas.

Alias SUNFLOWER STATE.

Alias CORN STATE. *Alias PROHIBITION STATE.*

ATHE heart and center State of the Union; the largest tract of fertile, tillable land of easy access on the face of the earth under one government; but a fraction smaller than New York and Pennsylvania combined; larger than all England and Wales; larger than Ohio, Indiana and Maryland in one, or than all New England; the halfway house between oceans, where the weary home-seeker finds his desires more nearly fulfilled than is possible in any region less richly endowed. Upwards of 52,000,000 acres (82,080 square

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"THE CORN STATE"

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miles) and 50,000,000 acres tillable. No swamp, no marsh, no desert land. Three-fourths of all this is yet available for and awaits the plow—the invitation to blossom and fruit.

How it produces the chief staples as compared with some of the conceded greatest agricultural States of the Mississippi Valley is told by the figures of the United States Agricultural Department. These show average yields per acre of wheat, corn and oats in three States for the seven years, from 1882 to 1888, inclusive, thus:

	IND.	ILL.	KAN.
Wheat, bushels,	12.08	12.08	14.03
Corn, bushels,	30.00	27.00	29.00
Oats, bushels,	28.30	34.03	30.00

In its October, 1889, reports, the United States Department put Kansas ahead of all the Union for that year in its average of

"THE PROHIBITION STATE"

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wheat yield per acre, in bushels, the States prominently producing this cereal standing thus:

Dakota	8.30
Nebraska	12.00
Pennsylvania	12.30
Missouri	13.00
New York	13.08
Iowa	13.10
Wisconsin	14.20
Minnesota	14.60
Michigan	14.70
Indiana	14.70
California	15.00
KANSAS	18.40

The State Board of Agriculture at the same time, in communication with every township of the State, estimated the average yield of winter wheat at 22.58 bushels per acre, or 35,060,048 bushels. The Board's estimate of the year's corn crop was an average of 40 bushels per acre, on an acre-

"THE CORN STATE"

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age of 6,820,693—a total of 276,541,338 bushels.

The Board's official returns of some of the other leading crops of the State for 1889 are:

Oats, bushels	47,922,889
Potatoes, bushels	11,432,482
Hay (all kinds) tons	5,000,000

THE value of the State's herds and flocks; its cattle, horses and mules, swine and sheep, may at a very low appraisement be set down at \$120,000,000, and their surplus products for the year 1889 at \$40,000,000—this in a year much talked of as "a dull time" and of low prices.

The productiveness of its surface (including the rapidly developing sugar interests) seems likely to almost find a parallel in wealth-production in its unlimited deposits of coal, zinc, lead and salt, so easily available to those who

"THE SUNFLOWER STATE"

efficiently seek them. (The salt industry in Kansas is but little over a year old, yet large areas are now positively known to be underlaid with solid salt 100 feet or more in thickness, and last year the output officially reported was 547,224 barrels, besides 19,056 tons not barreled. Analyses show this salt to be 99.99 per cent pure.)

For the rapid movement of these products to the most favorable markets, whether found in the mountain and mining regions of the West, the cities of the East, or on the plantations of the South, nearly 9,000 miles of well-equipped railway gridiron the State and give its every community means of ready access to every other, within or without.

No one who intelligently studies a map of the Union can fail to discern the imperial position occupied by Kansas in the sisterhood of States, in which destiny seems to

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have decreed it should be from its first settlement such an important factor. Any such student can not, either, fail to note that within its boundaries is presented the greatest scene of healthful, growthful activity to be witnessed on the globe, in whatever tends to the development of an empire of wealth and happy home-making. A million-and-a-half of people, working, watching and seizing upon every opportunity to forward the up-building of a great commonwealth; another half-million coming or on the eve of coming, locating and making homes; thousands of new farms opening up; a thousand new school-houses, churches building; towns and villages growing to important proportions; everybody and everything alive and moving forward to a higher plane and giving the land of their adoption a more exalted station among its contemporaries.

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"You Never Saw the Like..



A FEW OBSERVATIONS OF KANSAS AGRICULTURE, AS IMPRESSED ON THE MIND OF A TOURIST.

Every one who comes to Kansas City from Kansas these days has his own particular stock of stories to tell about the wonderful crops. Among the Sunflower pilgrims who landed in the city on Saturday was Charley Barrett, the good looking and talkative traveling passenger agent of the Missouri Pacific. He had spent four or five days in Kansas, and his mouth was going at the rate of 500 revolutions a minute about crops, when he was flagged by a *Times* man on Main street.

"Wheat!" he exclaimed, "you never saw the like! The farmers down in Southern Kansas had to rent the public roads to get room enough to stack the wheat. Wasn't room enough in the fields to hold the stacks. I saw one—"

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"How is the fruit crop?"

"Fruit! You never saw the like! Apples as big as cannon balls growing in clusters as big as hay stacks. I saw one apple that—"

"Don't the trees break down?"

"Trees! You never saw the like! The farmers planted sorghum in the orchards, and the stalks grew up like telegraph poles and supported the limbs. I saw one stalk of sorghum that was two feet—"

"How is the broom corn crop?"

"Broom corn? You never saw the like! There has not been a cloudy day in southern Kansas for a month. Can't cloud up. The broom corn grew so high that it kept the clouds swept off the face of the sky as clean as a new floor. They will have to cut it down if the weather gets too dry. Some of the broom corn stalks are so high that—"

"How is the corn crop?"

"Corn? You never saw the like! Down in the Neosho, Fall River, Arkansas and Kaw bottoms the corn is as high as a house. They use step-ladders to gather roasting ears."

"Aren't step-ladders pretty expensive?"

"Expensive! Well I should say so; but that isn't the worst of it. The trouble is that the children climb

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up into the corn stalks to hunt for eagles' nests and sometimes fall out and kill themselves. Fourteen funerals in one county last week from that cause. I attended all of them. That is why I am so sad. And, mind you, the corn is not more than half grown. A man at Arkansas City has invented a machine which he calls 'The Solar Corn Harvester and Child Protector.' It is inflated with gas like a balloon and floats over the corn tops, and the occupants reach down and cut off the ears of corn with a cavalry sabre, and—"

"Do they make much cider in Kansas?"

"Cider! You never saw the like! Oceans of it. Most of the farmers in Cowley county have filled their cisterns with cider. A proposition was made a few days since to the water works company of Arkansas City to supply the town with cider through the mains, but the company was compelled to decline, because they were afraid the cider would rust the pumps. They were sorry, but they said they would have to continue to furnish water, although it cost more. I saw one farmer who—"

"How is the potato crop?"

"Potatoes! You never saw the like! A man in Sedgwick county dug a potato the other day that was

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so big he used the cavity it grew in for a cellar. I saw one potato that—"

"The people must be happy over their big crops?"

"Happy! You never saw the like! I know men in the Kaw valley who were too poor three years ago to flag a bread wagon, and now they have pie three times a day. One fellow that—"

But the reporter just at this point had a pressing engagement elsewhere.



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A Pretty Good Sort of Community.



I am sure my predecessor, Governor Martin, in his last message spoke with fidelity to truth, without the slightest extravagance, when he said of the State he has loved and served so devotedly: "I affirm with earnestness and emphasis, that Kansas is, to-day, the most temperate, orderly, sober community of people in the civilized world."

A State extending from the Indian Territory 200 miles to Nebraska on the north, from the Missouri river 400 miles west to within sight of the very foot hills of the mountains of Colorado, with a million and three-quarters of thrifty, intelligent, progressive people—yet one may travel for days over her 9,000 miles of railroad, touching every organized county within the vast domain, admiring, as he must, the delightful alternation of beautiful landscape, rolling prairie, fertile valleys, wooded streams, happy hamlets, cheerful villages and bustling cities; noting, if he will, the ten thousand free school houses, in whose support four millions are annually expended, not forgetting

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her churches and public libraries, newspapers and eleemosynary institutions generously sustained; charmed with the intelligence and enterprise of her people; fascinated by the present development and the boundless possibilities of her material resources of field and forest and mine, but he will marvel most as he contemplates the fact that he has not seen an open saloon within her border. Thanks to prohibition.

LYMAN U. HUMPHREY,

Governor of Kansas.

(*Pittsburg, Crawford Co., Kansas, is now the second zinc-producing city in the world, and in that neighborhood 41,000,000 bushels of coal were mined in 1889. Having both the mineral and the coals to work it, will enable Pittsburg to easily lead the world in that line of smelting.*)

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* Twin Giants. *

The Kansas Citys

ONE THE METROPOLIS OF A GREAT STATE.

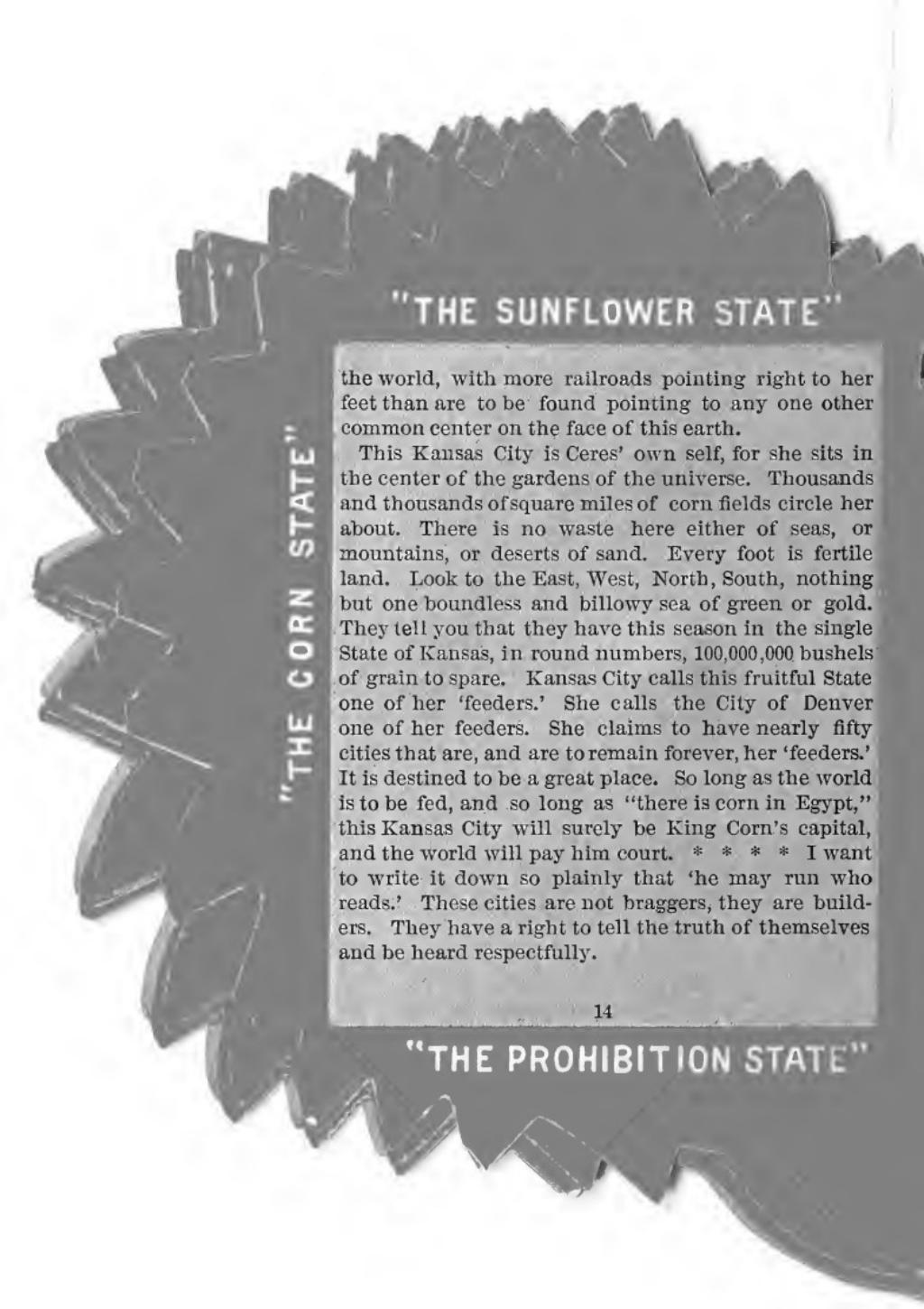
TWO THE COMMERCIAL PORT OF AN EMPIRE.

JOAQUIN MILLER recently visited the two cities located at the confluence of the Kaw with the Missouri, to see if the tales of their growth, situation and prospects were based in fact, or, as he suspected, founded mainly on that material of which fables are made. The conclusions he arrived at after investigation are given in part (speaking of the two cities as one, regardless of the imaginary dividing line), to the New York "Independent" in this language:

"This audacious young beauty is the belle of the United States. There is no doubt of this fact left lingering in your mind ten minutes after you have set foot in Kansas City. Here she sits in the center of

"THE CORN STATE"

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the world, with more railroads pointing right to her feet than are to be found pointing to any one other common center on the face of this earth.

This Kansas City is Ceres' own self, for she sits in the center of the gardens of the universe. Thousands and thousands of square miles of corn fields circle her about. There is no waste here either of seas, or mountains, or deserts of sand. Every foot is fertile land. Look to the East, West, North, South, nothing but one boundless and billowy sea of green or gold. They tell you that they have this season in the single State of Kansas, in round numbers, 100,000,000 bushels of grain to spare. Kansas City calls this fruitful State one of her 'feeders.' She calls the City of Denver one of her feeders. She claims to have nearly fifty cities that are, and are to remain forever, her 'feeders.' It is destined to be a great place. So long as the world is to be fed, and so long as "there is corn in Egypt," this Kansas City will surely be King Corn's capital, and the world will pay him court. * * * * I want to write it down so plainly that 'he may run who reads.' These cities are not braggers, they are builders. They have a right to tell the truth of themselves and be heard respectfully.

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The Two Kansas Citys *

One in Kansas and one in Missouri, sustain much the same relation to each other as St. Paul and Minneapolis do, with the notable exception that the latter two are some miles apart, while the former are not separated by either land or water, though many strangers suppose that the Missouri river runs between them. Their two governments, however, are as wholly distinct as those of the two States in which they are located, and in various features radically different—one notable instance being that everywhere in Kansas the saloon and its keeper are outlawed by the State's constitution.



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Kansas City, Kansas,



On the Missouri and Kansas (Kaw) rivers, at their junction, and overlooking the valleys of both, is the capital of Wyandotte County, which, though the smallest of the hundred odd in the State, is surpassed by but two in taxable wealth, possesses more than one-third the entire capital invested in manufacturing plants (more than the other five principal cities combined), and furnishes nearly 38 per cent of its manufactured product.

Among these are the Argentine Smelting and Refining Works, *THE LARGEST IN THE WORLD*, and a similar plant is nearly ready for operation at Lovelace, three miles away.

The present city is composed of the former cities of Wyandotte, Armourdale and Kansas City, consolidated some three years since by legislative enactment. Its population in

"THE PROHIBITION STATE"

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March, 1889, as shown by the State census then taken, was 36,729, and at the present time can be little less than 40,000. The official census of March was sustained later in the season by the largest registration of voters, and the most numerous vote cast in November by any city, thus confirming its title of "metropolis" in the matter of population.

"KANSAS CITY" has at least two lines of business of such magnitude as to make it famous around the globe; one of these is the slaughtering, curing and shipping of meats on a scale exceeded by only one city in the world, in which are engaged the immense establishments of the Armour's, the Fowlers, the Swifts, Kingan, Allcutt, Morris Butts & Co., and others; the other the most extensive live-stock market, with a single exception, ever built up.

THESE ARE IN KANSAS CITY, KANSAS.

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In 1889 these houses handled and slaughtered

Hogs	1,728,698
Cattle	433,580
Sheep	175,657

Shipments of meat products from these establishments during 1888 and 1889 may be learned from this table:

	1888.	1889.
	POUNDS.	POUNDS.
Fresh Beef	141,414,100	215,387,100
Mess Beef	433,000	2,038,000
Can Beef	2,721,354	1,033,350
Bacon	259,914,315	243,052,940
Mess Pork	3,144,200	9,605,000
Lard	42,270,742	42,190,500
Tallow	7,401,200	12,092,000
Oleomargarine	6,000,000	10,000,000
Total	463,298,911	535,398,890

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The following official figures indicate the growth and magnitude of the receipts at the Kansas City, Kansas, stock yards since their establishment.

YEAR.	CATTLE.	HOGS.	SHEEP.	HORSES AND MULES.
1871 . . .	120,827	41,036	4,527	809
1872 . . .	236,802	104,639	6,071	2,648
1873 . . .	227,689	221,815	5,975	4,202
1874 . . .	207,050	212,532	8,855	3,679
1875 . . .	174,754	63,350	23,327	2,646
1876 . . .	183,378	153,777	55,045	5,339
1877 . . .	215,768	192,645	42,190	4,279
1878 . . .	175,341	427,777	36,700	10,796
1879 . . .	211,415	588,908	61,684	15,829
1880 . . .	244,709	676,477	50,611	14,086
1881 . . .	285,863	1,014,304	79,924	12,592
1882 . . .	439,671	963,036	80,724	11,716
1883 . . .	460,780	1,379,401	119,665	19,860
1884 . . .	533,526	1,723,586	237,964	27,163
1885 . . .	506,627	2,358,718	221,801	24,506
1886 . . .	490,971	2,264,484	172,659	33,188
1887 . . .	669,224	2,423,262	209,956	29,690
1888 . . .	1,056,086	2,008,984	351,050	27,650
1889 . . .	1,220,343	2,073,910	370,772	34,563
Total . . .	7,660,857	18,892,641	2,141,500	285,241

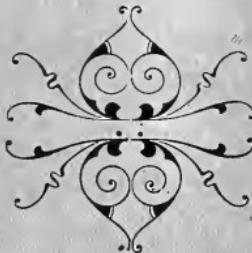
"THE CORN STATE"

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(Possibly you had by some means come to suppose that these vast businesses had their seat in Kansas City, *MISSOURI*, instead of *KANSAS*, but you are not alone, for many another intelligent person has fallen into the same error.)



"THE SUNFLOWER STATE"

@ BANK CLEARINGS. @

The bank clearings of Kansas City (the surest index of business actually done) have, by their growth and magnitude for some years been an astonishment to strangers. In amount its clearings are now only exceeded in nine other American cities, and the following shows their increase and volume during a period of twelve years:

1878-79	.....	\$25,924,626
1879-80	.....	43,642,418
1880-81	.....	54,862,800
1881-82	.....	81,212,600
1882-83	.....	120,279,900
1883-84	.....	147,620,485
1884-85	.....	204,333,144
1885-86	.....	251,963,441
1886-87	.....	353,894,458
1887-88	.....	386,919,258
1888-89	.....	444,249,274
1889, 12 months	.....	449,479,474

It is estimated that from 50 to 70 per cent of these clearings are from business done in Kansas City, Kansas.

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◎ ◎ BUILDING. ◎ ◎

"Between \$4,000,000 and \$5,000,000 were expended in 1889 for new buildings in the city, and 3,000, or even more, elegant structures grace lots that on January 1st were vacant and unadorned," says the *Daily Gazette*.

"This statement is based upon a thorough and systematic survey of the whole city, and from the records of the City Treasurer's office, of the building permits issued from August 5th to the end of the year. * * The class of buildings erected in 1889 is far superior to any built prior to this time, taken as a whole. In business houses the change has been pronounced and remarkable. Minnesota avenue a few, and a very few years ago, could boast of no office buildings that were such as should adorn a principal street of a city like this, but a vast change has come o'er the appearance of that thoroughfare, and especially in the last year. Nearly a quarter of a million dollars have been expended in buildings on this street during the year, and the structures erected are as handsome and substantial as any in the West. * * The section of the city, however, in which the bulk of the building was done is north of Minnesota avenue, and fully 1,500 houses

"THE PROHIBITION STATE"

"THE SUNFLOWER STATE"

have been erected in that locality during 1889. The various additions that adorn that part of the city have been fairly alive with carpenters, bricklayers, painters and plasterers during the year. It has been impossible to stand at any point without seeing from one to a dozen houses under process of construction. One of the factors that have done so much to build up and populate this part of the city is the excellent system of rapid transit with which it is blessed. The western and southwestern parts of the city, the central and southern parts have been blessed in the same manner, and wherever the street car goes there the houses spring up. * * The dwellings and business buildings put up during the year range in value from \$200 to \$130,000, but a fair estimate of the average value of each of the 3,000 structures erected would be \$1,400, making a total of \$4,200,000 expended in buildings during the year."

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◎ ◎ STREETS. ◎ ◎

*A*s to street improvements made in Kansas City, Kansas, within a recent period, the city engineer's books present figures showing that, in 1888, eighteen and one-half miles of street were graded, requiring the movement of 1,210,592 cubic yards of earth; in 1889, six and one-half miles were graded, and 607,134 yards moved. In 1888 five and three-fourths miles of street were paved, and in 1889 six and two-thirds miles similarly treated with cedar block, asphalt, vitrified brick or macadam.

City and Suburban Transportation.

The Kansas Citys are proud of their elevated, cable and electric lines of rapid transit, which, winter and summer, quickly,

"THE PROHIBITION STATE"

"THE SUNFLOWER STATE"

safely and comfortably transport over miles and miles of superb roadway the people to and from the business centers or residence suburbs for the uniform fare of five cents. The elevated or "L" system (mostly in Kansas City, Kansas) has some eight miles of double track, and several miles of extensions are being constructed. The Metropolitan cable system is so developed and completed that passengers are taken up at the outer limits of one city and carried to the remote corners of the other for a nickel. Several other lines furnish similar extended service, and a double track electric motor line connects the two cities with Argentine, seat of the great smelting enterprise, three miles up the Kaw valley.

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◎ ◎ LIGHTING. ◎ ◎

THE city is mainly illuminated with electric lights. A complete system of water works furnishes water to every part of the city, and telephone lines connect it with all its neighbors.

≡ ≡ SCHOOLS. ≡ ≡

The pride of Kansas is its free school system and the excellent public schools resulting therefrom. None of its cities are more lavishly equipped with graded and high schools, convenient to their every part, than Kansas City. In 1889, the city occupied for its public schools 21 buildings, containing 210 rooms, and accommodating 6,000 pupils. A remarkable fact in connection with this is that during the year about 84 per cent of the

"THE PROHIBITION STATE"

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total school population was enrolled and taking advantage of these wonderful opportunities for a free education.

≡ ≡ CHURCHES. ≡ ≡

LIKE Brooklyn, Kansas City, Kansas, and its neighbor as well, may be called the city of churches. Much money is being expended by various congregations in providing handsome and spacious houses of worship, and A. D., 1890, will be especially a year of extensive church erection. The promoters of these place great value on the work of the Sunday-School, and much effort is given to it. All are liberally supported, as is the Young Men's Christian Association and organizations of like character.

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IT is a cause of no little astonishment to many to learn for the first time that statistics show Kansas City, Kansas, has a larger neighboring and tributary population, within a radius of 65 miles, than either Chicago, St. Louis or St. Paul and Minneapolis combined, thus:

Chicago has	510,000
St. Louis has	548,000
Minneapolis and St. Paul	392,640
Kansas City	738,000



"THE SUNFLOWER STATE"

THE foregoing pages faintly outline some of the features which those who know Kansas and its commercial emporium most thoroughly regard as attractive.

The writer, twenty-four years a resident and a seeker after the best, has learned of no others in which are combined so many of those elements of healthful, prosperous, comfortable living, or where a people are more alive to and abreast of the best nineteenth-century ideas.

The Company issuing this booklet is probably better equipped to give reliable information, as to values of prop-

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ties and opportunities for home-making or money-doubling investments in the city where located, than any other concern of its kind. It controls a dozen inside additions in the most desirable, sightly portions of the city, pleasantly convenient to quick transit lines and the other many modern helps to good living. By virtue of its extensive business and large capital it is enabled to make such terms and prices to its clients that a home or valuable property can be bought on easy installments, with prospects of greatly enhanced values before the final payments become due.

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A prominent feature of the Company's business is the building of houses such as lot-purchasers may plan, thus putting a customer in possession of a complete home, with no rental to pay, leaving the amount that would represent to apply with other earnings toward an easy and gradual wiping out of the purchase price.

Those interested in the matters mentioned or in having an identity, a home or an investment, in the section named, are cordially invited to communicate with

The Husted Investment Co.,

KANSAS CITY, KANSAS

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THE Company's facilities for investing surplus funds at profitable rates of interest, secured by first mortgage on approved productive realty in the Two Kansas Citys, are unsurpassed.

Choice securities of that class, based on property at not more than two-fifths its appraised value, can be furnished on call, in amounts large or small, as investors may desire. Those of \$200 to \$2,000 are found excellent for wage-earners and persons of limited means.

Debenture bonds of the Company, backed by its capital as well as the securing mortgages, in sums of \$250, \$500 and \$1,000, running seven or twelve years with six per cent interest coupons payable half yearly at the home of the holder, are prime favorites with judicious owners of spare money.

"THE PROHIBITION STATE"

KANSAS EXERCISES THE SAME FASCINATION OVER
ME AS SHE DOES OVER ALL WHO HAVE EVER YIELDED
TO HER SPELL. THERE ARE SOME WOMEN WHOM TO
HAVE ONCE LOVED RENDERS IT IMPOSSIBLE EVER TO
LOVE AGAIN. AS THE "GRAY AND MELANCHOLOY MAIN"
TO THE SAILOR, THE DESERT TO THE BEDOUIN, THE
ALPS TO THE MOUNTAINEER, SO IS KANSAS TO HER
CHILDREN.—*John J. Ingalls.*

KANSAS IS A FAVORED LAND, WHERE THE SWEET-
NESS OF THE VIOLET'S DEEP BLUE EYES, KISSED BY
THE BREATH OF HEAVEN, SEEMS COLORED BY ITS SKIES.

—*Detroit Free Press.*

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